



## Legislation Details (With Text)

**File #:** NVAR-23-0060      **Version:** 1      **Name:** 2312 W. Pikes Peak Ave.

**Type:** Planning Case      **Status:** Agenda Ready

**File created:** 12/19/2023      **In control:** Planning Commission

**On agenda:** 2/14/2024      **Final action:**

**Title:** A Non-Use Variance to City Code Section 7.4.203.A to allow a 6” roof eave setback where 2’ is usually required located at 2312 West Pikes Peak Avenue.

**Presenter:**  
Ann Odom, Planner II, Planning + Neighborhood Services

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2312 W Pikes Peak - CPC Staff Report, 2. 2312 W Pikes Peak Ave\_\_Project Statement (Eave Projection Setback), 3. 2312 W Pikes Peak Ave \_Plans, 4. 2312 WPP\_Vicinity Map, 5. PlanCOS Vision Map, 6. 7.5.526 NON-USE VARIANCE

Date	Ver.	Action By	Action	Result
2/14/2024	1	Planning Commission	accepted	Pass

A Non-Use Variance to City Code Section 7.4.203.A to allow a 6” roof eave setback where 2’ is usually required located at 2312 West Pikes Peak Avenue.

**Presenter:**

Ann Odom, Planner II, Planning + Neighborhood Services

**Optional Motions:**

NVAR-23-0060 - Nonuse Variance for roof eave setback

1. Motion to Approve

Approve the Non-Use Variance to City Code Section 7.4.203.A allowing a 6” roof eave setback based upon the findings that the request complies with the criteria as set forth in City Code Section 7.5.526.E

2. Motion to Deny

Deny the Non-Use Variance to City Code Section 7.4.203.A allowing a 6” roof eave setback based upon the findings that the request does not comply with the criteria as set forth in City Code Section 7.5.526.E